

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

Date: October 7, 2025

To: Industry Partners and Planning and Community Development Staff (PCD)

From: Meggan Herington, AICP, Executive Director

Re: Wildfire Mitigation and the Wildfire Resiliency Code (WRC)

The purpose of this letter is to provide clarification and direction on topics related to Section 6.3 of the Land Development Code (LDC) and the WRC.

WRC

PCD Staff are working to update Sections 6.3.3 and 6.3.4 of the LDC to incorporate the WRC. The update will be completed independently of the overall LDC update. Please note the direction provided in this letter will change upon adoption of the WRC and future updates to the LDC.

Map

Until El Paso County adopts the Colorado Wildfire Resiliency Code Map, PCD Staff will use the Vegetation map for all new applications to determine if a wildland fire and hazard mitigation plan is required. At the discretion of the PCD Executive Director, a wildland fire and hazard mitigation plan may be required for areas not indicated on the vegetation map.

Wildland Fire and Hazard Mitigation Plans

Wildland Fire and Hazard Mitigation plans are to be prepared by a qualified professional and shall, at a minimum, include the following information:

- The qualified professional who prepared the plan.
- The hazard rating per the Vegetation Map and the CSFS map.

- A risk assessment to identify potential fuel sources, topography, etc.
- An inventory of vegetation and fuel sources.
- Mitigation strategies to include fuel management, defensible space, and structure hardening.
- Responsibility of the implementation of the plan and maintenance of mitigation strategies.

Plat Notes

Until the WRC is adopted, plats shall include the following note:

“The 2025 Colorado Wildfire Resiliency Code goes into effect on July 1, 2026, and will apply to buildings and structures located within the wildland-urban interface”.

Minor Subdivisions

Per Resolution No. 13-503, developments of four (4) or fewer platted lots (minor subdivisions) are exempt from the applicable International Fire Code (IFC) and not the requirements of the LDC. Minor subdivisions shall still meet the requirements of Section 6.3.3 of the LDC.

The 2022 National Fire Protection Agency (NFPA) 1140 15.2 provides an option for water supply for fire suppression that may be considered in place of a cistern.

“Water sources shall be located such that the required fire flow for any building in the development can be established and maintained within 5 minutes of arrival with the fire department resources available”.